After passing through two days of comparative inactivity the real estate market has fin-ished a week replete with interesting transactions in both the private sales and auction branches. The dulness of the first two days of the week was merely the climax of the gradual decline in activity noticeable throughout the preceding week. The cause of all this was attributed to the public sale of the Eno properties, and in view of the remarkable activity which has characterized the market since the ino holdings were disposed of it is probable that the assigned reason was the true one.

The general tone of the market has been as good as at any time in the last six months, and ft seems rather early to predict the immediate outrance of the summer quiet to the market.

The feature of the week's market has been the trading in vacant property. The list of up of transactions of this nature and several of them have been of decided importance. The Central Park West district has been easily the leader in this movement, there having been three important sales of property in that section. The most interesting of these was the sale of the block front between Sixty-third and Sixty-fourth streets. The plot was bought by the Society for Ethical Culture and buildings suitable for the society's purpose will be erected

Fifth avenue and the streets intersecting it have also shared in this movement. A large plot on the northeast corner of Fifth avenue and Eighty-sixth street and the plot, 100x100, on Ninety-fifth street, near Fifth avenue, were among the sales closed in that section. Among the other sales of vacant property were those of a block front on West End avenue and large plots on Broadway, both above and below Fifty-Still another prominent feature of the week

was the dealing in fine residence property. Riverside Drive was the scene of many sales of this character. The most important transaction in residence property was the purchase by H. W. Poor of the two dwellings, Nos. 123 and 125 East Twenty-first street, the homes respectively of Cyrus W. and David Dudley Field. The reported price was about \$180,000.

One other sale deserves mention, because it was an investment purchase. It was that of the business property, 809 Broadway, sold by Ogden & Clarkson. The name of the buyer has not yet been made public, but the brokers affirm positively that the sale is in the nature of an investment.

The auction market witnessed two impor-tant sales. On Wednesday the Eno properties were disposed of the heirs appearing as pur-chasers in five instances. The "triangle" at Broadway and Twenty-third street remains practically in the estate, having been bought by W. P. Eno for \$690,000. The total amount realized from the sale was \$2,091,400. The second sale was that of the estate of Bryan Lawrence, Several important parcels were sold, including the block with a water front on the Harlem River, between Lincoln Third avenues, and the bicycle academy at Broadway and Sixtleth street. The respective prices paid were \$213,000 and \$161,-

A number of other interesting auctions are to be held soon. The country home of the late Bamuel J. Tilden. "Greystone." near Yonkers. is to be sold in that city. The house is one of the handsomest along the Hudson, and there go with it lawns comprising sixty acres and a farm containing ninety. The Huntington tract, comprising ninety-one lots in the sec-tion bounded by St. Ann's avenue and 138th, 139th, 140th, and 141st streets, is to be sold or

An interesting experiment is to be made by an east side operator. The plot, 75x100, on the northeast corner of Grand and Suffolk streets is to be improved with two six-story flats, in place of the regulation tenements. It seems reasonable to believe that there are enough families on the lower east side whose tastes are preferably for this style of home and whose means are large enough to make the venture a profitable one. It is probable, however, that the flathouse meets with greater success on the lower west side than it ever will

Following are the comparative tables for Manhattan and the Bronx of the conveyances, mortgages and projected buildings for the corresponding weeks of 1899 and 1898, as compiled by the Record and Guide:

CONVETANCES April 7 to April 8 to April 18, inc. April 14, inc. 826

Number nominal	162	\$1,682,146 141
ances Jan. 1 to date Total amount of convey-	4,601	4,789
ances Jan. 1 to date	849,924,492	\$81,800,807
MORTO	AGES.	
Total number. Amount involved. Mumber over 5 per cent. Amount involved. Number at 5 per cent. Amount involved. Mumber at least than 5 per cent. Amount involved. Number of above to banks trust and insurance com	\$5,087,968 176 \$1,828,807 97 \$1,006,775 \$2,287,873	\$8,183,685 143 \$1,348,813 100 \$997,372 5887,900
Amount involved	\$1,068,700	\$1,008,110
gages Jan. 1 to date Total amount of mort-	5,854	\$,104
gages Jan. 1 to date	100,987,802	\$89,861,870
PROJECTED	BUILDINGS.	

Total number new build-Total amount of alterations. \$2,799,155 \$1,444.290

Private Sales.

Henry W. Poor has purchased the two fivestory and basement dwellings, each 33x88.0,
Nos. 123 and 125 East Twenty-first street, for
about \$180,000.

Whitehouse & Porter have sold for the Washington Life insurance Company the plot, 50x
100x irregular x89.2, on the northeast corner
of Fifth avenue and Eighty-sixth street.
Slawson & Hobbs have sold for Mary T.
Orawford to Elia W. Eddowes the three-story
dwelling No. 110 West 127th street.
Duff & Conger have sold for Miss C. E. Effray
the single lot on the north side of Ninety-third
atreet, 255 feet west of Fark avenue, and for
James V. S. Woolley the adjoining lot to James
Klipatrick for about \$40,000.
Margaretta Pierpont is reported to have sold
No. 80 and 87 Fifth avenue.
James J. Etchingham has sold to Leon E.
Balley the five-story flat, on lot 25x100, No.
527 West Forty-second street, for \$43,000.
Leitner & Marks have sold a plot, 100x100,
on the northwest corner of Washington avenue
and 174th street.
J. Fleischmann has sold to Josephy Simon
the fleve-story flat 25x80x85 on the southeast

on the northwest corner of Washington avenue and 174th street.

J. Fleischmann has sold to Josephy Simon the five-story flat, 25x80x85, on the southeast corner of Fifth avenue and 118th street.

Martin & Brothers have sold to a Mr. Linde the five-story brownsione flat, on plot 33x89, No. 126 West Ninety-fourth street.

Isaac Mayer has sold to a Mr. Radt the three five-story flats on the east side of Fark avenue, 25 feet south of Eighty-scoond street.

A plot, 75x100, on the south side of Thirty-third street, between Fifth avenue and Broadway, is reported sold for about \$200,000.

Mrs. P. S. Baker has sold the three-story dwelling, on lot 36x100, on the northeast corner of Riverside Drive and 104th street.

Hail J. How & Co. sold to a builder four lots on the south side of 130th street, 100 feet west of Amsterdam avenue.

on the south side of 150th sales.

of Amsterdam avenue.

Mary Hennessy has sold to S. Goldberg the five-story building, on lot 25x100, No. 45 West Twenty-fourth street. The buyer gives in exchange Nos. 231 to 237 East Eighty-lifth street, change Nos. 231 to 237 East Eighty-lifth street, four four-story flats.
Adolph Dunzinger has bought the plot, 47x 100, on the south side of 119th street, 265 feet

Monday's Auction Sales.

BY PETER P. MEYER & CO. BY PETER F. MEYER & CO.

Bronxdale avenue, west side, 50.8 feet south of kinsella avenue, 50.8/15.11x50x108.7, Van Kest Station, vacant; John Mullaly vs. J. Herbert McFarland et al. (No. 1); Charles Donohue, attorney; Thomas F. Donnelly, referee; emount due, \$1,247; subject to taxes, ac., \$38.12; Bronxdale avenue, west side, 135.4 feet north of Morris Park avenue, 175xi6.10x176x 40.8, vacant; Bronxdale avenue, southwest corner of Morris Park avenue, 75.7x107.5x76x 49.77, vacant; same vs. same (No. 21; same attorney and referee; amount due, \$13,688; subject to taxes, &c., \$131.51.

BY D. PHENIX INGBAHAM & CO. Bathgate avenue, No. 1619, west side, 125 feet north of 172d street, 30x120, three-story frame dwelling; Empire City Savings Bank ws. Mary A. Alligier et al.; Charles W. Dayton, attorney; Charles W. Culver, referee; amount due, \$4,001; subject to taxes, &c., \$308.55.

BY JAMES L. WELLS. Wales avenue, west side. 237.7 feet south of Westchester avenue, 75x76k11x99.5x130.6, vacant; J. Murray Sandegson vs. Martin Boisen et al.; T. Channon Press, attorney; John P. Clarke, referee; amount due, \$1,709; subject to mortgage, \$28,500, and taxes, &c., \$75. BT WILLIAM RENNELLY.

West street, northeast corner of Duane etreet, also Nos. 213 and 215 Duane street, three five-story brick buildings, plot 23.7x 82.10x44.7x irregular; executor's sale. BY WILLIAM M. BYAN.

Cornell place or Fieldston road, westside, 225 feet north of Rock or 259th street, 29,2x83x 75,9x75, vacant; William O'Brien against Gottliebena Borrho et al.; Daniel Daly, attorney Maurice Leyne, referee; amount due, \$649; subject to taxes, &c., \$5.05.

Official Transfers.

Central Park West, s w cor 68d st, 100.42
100; Clarence W Hillyer, ear and trus, to
Philip H Dugro.

Same prop; Philip H Dugro to Frank Work,
125,000
Kaser st, 38, e. 2.52100; Samuel Devlin and
ano to Abraham I Bleistift and ano
1
Pranklin st, e. s, 324.4 s Jefferson st, 75z
160; the Mount Morris Bank to Mary Ber-Front st, 24, ne cor Broad st, 23.5x59.6x 23.5x:0; Horace A Hutchins to John C

Shawe
Greene at, 120%, secor Prince at, 20x50;
Wm D Eckhof to Doris Eckhof
Madison av, 1183, e.s. 20x75; Mary E Graham to Chas B Gregor.
Riverede Drive, 317, secor 104th at; A B
Knight to Myles Tierney.
St Am: av, w. a. 2. a x 130th at, 25x101x20x
101.8; Joseph Gunther to Wm T Frand
and and
Washington av, w. a. 140 s 17 ist at, 100x
140 bellow 140.

mashington av. w s. 140 s 171st st. 100z 140 b 100x 140 s; Isabella Jenkina to Geo W Arthur Washington av. W. Ashington av. W. Washington av. W. Warthur
Sthav. 2006, e.s., 25.dx100; Minnie Jacobs
et al to Amelia Silverstine.
Sthav. 2006, e.s., 25.dx100; Minnie Jacobs
et al to Amelia Silverstine.
Sthat, 18. 276 e 18 av., 25288.6; Charles A
Elwers to Jacob Schaus.
16th st, 120 e Luvingston pl. 22.5192; James
Morris to Gerson Hyman and ano.
11th st, n. 8. 150 w 1st av. 2032/2; Emma
Weber et al to Flora Baumann.
24th st, 140 E. 28288.9; Herrman Bachrach and ano to Soion L. Frank and ano.
40th st, n. 8. 350 w with av. 25288.9; Geo W
McAdam, err. &c. to Leopold Kohn.
71stt, 240 E. 202100.4; Louis Lesse et al to
Chas Malawista
73d st, n. 8, 110 e West End av. 18x102.2;
Myles Tierner to A B Knight.
116th st, s. 110 w Madison av. runs s 1002
w 50x1 106 to st x e 100. Emanuel Heilner and ano to Mary C Gallagher.
183d st, s. 9, 27c w Amsteriam sv, 52.dx
99. 11. Hattle Rose inhal to Harold Nathan.
249th st, n. 8, 300 e Boulevard, 75x19.11,
2-16 part; 148th st, n. 8, 100 e Boulevard
dav. 16x198.9; \$ part; Wm T Lahey to
Richard Laber,
149th st, n. 8, 300 e Boulevard, 75x19.11,
2-16 part; 34th st, n. 8, 116.8 w 2d av.
16.x198.9; \$ part; Wm T Lahey to
Richard Laber,
149th st, n. 8, 300 e Boulevard, 75x19.11,
2-16 part; 34th st, n. 8, 116.8 w 2d av.
16.x198.9; \$ part; Wm T Lahey to James
Lahey.
149th st, n. 8, 300 e Boulevard, 75x19.11,

Laher 49th st, n.s. 800 e Boulevard, 75199.11, 5-16 part; 148th st, n.s. 150 e Boulevard, 50199.11, 96 part; 34th st, n.s. 116.8 e 2d av. 16.818.9, 95 part; Wm T Laher to Joseph Laher

Recorded Leases.

Lencz av, 478, se cor 184th st; Adelaide Comstock and ano, indiv and as trustees, to Wm Hewel, 3 yrs id av, 1246; Henry Meyer to Henry C Brum-mer 8 yrs Euklisch, 3 yrs.

Recorded Mortgages.

1,600

Bathgate av, we, 810.5 n 170th st; Howard Simmons, exr. to William H. Minkler, 1 yr rooms st, 132; Markus and Ida Hyman to Nathan Locher, 3 yrs.

Easer at, 38; Abraham J and Jeannetta
Hielstift to Samuel and Andrew Devlin,
demand. Bleistift to Samuel and Andrew Devilin, demand.
Lexington av. s w cor 87th st; Clement March to Geo G Freer, 5 yrs.
Suffolk st, 84; Dera and Simon Stain to Isaac Rubenstein, 8 yrs.
Suffolk st, e s, 150 s Grand st; Charles Malawister to Pincus Lowenfeld and William Prayer, installs
Washington av widened, w s, 140 s 171st at, widened; George W Arthur to Isabella Jenkins, 1 yr widened, we should be suffered and Warren Cruikshank, trus, ac, 3 yrs.
White Plains road, n e cor Claveland av; George E Hanson to Frederick C Dexter, 2 yrs. 8,900 6,000 e, e s, 48.1 n 4th st; Marguerite Mald-to Sarah F Fabbricotti, as extrz, &c, , w s. part of let 50, map Morrisania; tie A Campbell to Julia A Kent, extrx, 8 7rs. 1483; Morris B and Frank L Craw-and and to the Franklin Savings

ford and ano to the Franklin Savings
Eank, 1 yr.
Sd av, 21:86; same to same, 6 yrs.
Sd av, ws. 30a 13th st; Charles E Horton
to Marte Dieckmann, 25 yrs.
Sth st, ns. 206 6 White Plains av, Wakefield,
Annie Remington to Nicholas Remington,
as guardn, &c. 5 yrs.
19th st, ns. 180 w ist av; Flors and Joseph
W Baumann to the Emigrant Industrial
Savings Bank, 1 yr.
78d st, ns. 118 c West End av; Alonso B
Rnight to Myles Tierney, 5 mos.
74th st, ns. 306 c West End av; Ora and
Charlotte M Howard to George H Morrison, 1 yr.

10,000 Costello to The J L Mott Iron Works, 16 yr.

88th st, ss, 432 e Amsterdam av; Wright D Goas to Michasi Friedam, 3 yrs.

18 int st, n s, 135 w 5th av; Annie and Geo Andres to North River Savings Hank, 3 yrs

16 th st, s s, 110 w Madlson av; Mary C Gallagher to Emanuel Heilner and Moses

J Wolf, 1 yr

154th st, ss, 375.4 e Morris av, old line; Alfred Blumenthal to Isaac and Max B Boehm, demand. 18,00 12,000

Assignments of Mortgages.

well and ano.
Mantle, Caroline, to Chas H Beckett......
Behnoering, John, to James W Godfrey.... ime to same rat, Zimri, to Oliver B Beals Illiamson, Sarah A, to John, Jr. and Amanda Bussing

Foreclosures.

Lorillard at, s e cor 188th at, 22.9198.1120.10198.1; nna Stern vs Harry C Thompson et al; attys, Hays, dison av. es. 25.11 n 106th st. 25x100; Lillie B Lilienthal vs Harry Crossman et al; attys Rose & P.
S7th st. ss. 70 w Gentral Park W. S8x100.8; S7th
st. ss. 180 w Central Park W. 28x100.8; Armitage
Matthews, recr. vs Uscar A Norman et al, foreclos,
Hen; attys, Philips & A.
184th st. 209 W. Charles Buck vs Jacquella D Keller et al; attys, Weil, W & K.

Mechanica' Liens. Lexington av, 50; Rueth & Bartolicius vs Ann M Palmer and ano. 10th av, 10t and 10; East Side Iron Works vs Pat k H Kealton and Fountain & Choste, 17th st, 16 E; Hautein & Co vs Thomas Mo-

Lis Pendens.

26th st, s s, 240 e 1st av. 25x irreg; the New York University vs the Loomie Laboratory (to declare trust); attys, Duer, S & W. Plans Filed for New Buildings.

lumbia st, 87-91; three eix-story flats; sottlieb & Cohen, owners; M Bernstein, Gottlieb & Cohen, owners; M Bernstein, architect; cost.

Orchard et. 102-104; two six-story flats and stores; Grossman & Alterman, owners; M Bernstein, architect; cost.

Rutsers piace. 21 and 23; two six-story flats and stores; B Hamburger, owner; Hornburger & Straub, architects; cost.

Thompson et. 62; wix-story tenement and stores; Emma L Circle, owner; Boring & Titon, architects; cost.

Oth et. 74; and 746 EK; two six-story and baxement flats and stores; Abraham Pereliman, owner; Hornburger & Straub, architects; cost. \$75,000 tects; cost. 8th st. 21 W; improvements to dwelling; M Breel, owner; Robert T Lyons, architect cost. 24th st, 55 W; improvements to store; FW Marks, owner; Robert T Lyons, architect;

for Sale.

THE SUN, 119 WEST 125TH ST., BRANCH. NEAR LENOX AV.

DESES and Office Furniture, new and eccono band, special low prices this week, repairing skil fully attended to. H. L. MEYERS, 79 Nassau st. Polity attended to. B. L. Merfells, W. Nassan St.

Polity and M. R. Cheap, on account of giving up house,
keeping, the three-story and basement private
house, 35. Sutten place, between East Sist and 50th
ster, suitable for one or two families or furnished
to may all improvements, ince flower garden, good
locate. Particulars by owner, Mrs. FIEED
SAUTER, on premises, or in store, 3 North William
st., New York city.

Poir SAIE -12-horse vertical boiler; new July Plast, now in the every day; can be seen on application delivers on April 20.

W. A. COOKE, 147 Chambers, st., New York. HARNESS BUSINESS for disposal good locality.

New York city; dealing in new and second-hand
goods; good profits; cash required about \$2,300; balance, terms to suit purchaser; good opportunity for
energetic man. Apply J., box 184 Sun uptown office,
1205 Broaliway.

Wanted to Purchase.

I BUY OLD METAL. HAVE YOU MIN OLD LEAD, BRASS, COPPER, ZINC, PEWTER, TEA LEAD, OLD TYPE, ELECTROTYPE, STEREDTYPE, OLD BOOKS, PAPER, &C.7 SEND POSTAL CARD and I will call. BORNSTEIN, 199 William st., near Frankfort st.

REAL ESTATE BOARD OF BROKERS.

Menl Estate.

ALPERD B. MABLING.

HoraceS.Ely&Co., REAL ESTATE. 27 West 30th St.

City Real Estate. Borough of Manhattan-For Sale. Above 14th St.-Sth Av. to North River.

NOS. 42-44-46 AND 52.

HAMILTON TERRACE. West 141st to 144th St. Centre of the Hamilton Grange Section,

64 Cedar St.

Express trains from 140th St. Elevated Station reach Cortlandt st. in 30 minutes, -PURCHASE OR RENT.-High-class three-story and basement dwellings-42, 44 and 52. Price to day lower than ever again; terms to suit. We will also rent one or two of these houses and give option for purchase; decorations to suit.

Critical inspection invited. WILLIAM C. LESTER,

A Choice Investment Mercantile Building. Long Lease. PAYING 51-2 PER CENT. NET. CHAS. H. EASTON & CO.,

116 WEST 49D ST. CALL FOR PARTICULARS. Three-story dwellings as low as \$10,000. Investments that show 15 to 20 per cent. Side streets as ow as \$18,000. Avenues \$24,500 and upward. CHAS. S KOHLER & BRO.,

BUILDERS AND INVESTORS, ATTENTIONIII Elegantly located half block front Biverside Driver below grade; ready for immediate improvement Foresath, might consider part trade.

CHAS. S. KOHLER & BRO.,

90s Columbus av., near 104th st. A CORNER on Amsterdam av., 50x100; Store and Flats; \$13,500. SWARTWOUT & CO., 187 East 125th et. A BARGAIN-\$10,500 for three-story brownstone, near Lenox av. SWARTWOUT & CO., 167 East 126th st.

FIVE Lots, with loan, near Lenox and 111th st. Three Lots, corner 8th av., \$25,000. 70x100 Corner, 23d ward. \$4,500. 8WARTWOUT & CO., 187 East 128th st.

830 St., between West End and Riversids, 8 stories, 20 feet wide, \$22,000.
ASHFORTH & CO.,
1509 Broadway.

Above 14th St.-5th Av. to East River. A PLOT, 75x100, ON 3D AV. near 116th st., can be sold on easy terms to a builder THOMAS & ECKERSON, 85 West 30th St. DESIRABLE Murray Hill house for sale; also others south of 59th st.

WM. HENRY FOLSOM, 289 5th av. MADISON AV.—Corner, 25x100: in the Seventies; price \$75,000, WM. HENRY FOLSOM, 289 8th av.

5th Av., NEAR 18TH ST.—Modern 5-story and loft building, suitable for book publisher, price \$50,000. WM. HENRY FOLSOM, 289 5th av. Washington Heights-Above 125th st., West

RAPID TRANSIT

is now close at hand, and with it a big increase in prices is bound to come on Washington Heights, we have a large number of desirable pieces of property, private houses, flats and lots at pre Rapid Transit prices, and would like to have you send for our list of special bargains; or if you want to rent a house or flat we can offer you house ranging in price from \$400 to \$2,000, or flats from \$12 to \$100.

Charles Griffith Moses & Bro. 187TH ST. AND AMSTERDAM AV. Miscellaneous.

BRYAN L. KENNELLY & CO.,

LEXINGTON AV., near 95th st.—S-story and base-ment brownstone dwelling, 18195; price \$12,500. 97TH ST., between Columbus and Amsterdam ava.— 8-story and basement brownstone dwelling, 16.8x102.2; price \$18,500.

STH ST., near Columbus av.—4-story and base-ment brownstone dwelling, 18.8x100; muge. \$11,000 at 5 per cent.; price \$18,500; a great bargain.

106TH ST., near 3d av.—4 story brick two-family flat, 28x100; price \$21,000; mtgs. \$12,000 at 4½ per cent.; might archange. For further particulars see B. L. RENNELLY at

Benl Estate-Out of the Citu.

Westchester County-Sale or Rent. AT SCARSDALE—Beautiful modern cottage; open plumbing; tiled bath; over 100 feet, wide plasza; only \$5,750; terms to suit.

SWARTWOUT & CO.,
157 East 125th et.

A RDSLEY, Dobbs Ferry, Irvington, Tarrytown and Riverdale houses to rent, season or year, with and without stables.

WM. HENRY FOLSOM, 239 5th av. Riverdale on Hudson. House, stable and garden; rent \$1,500; www. HENRY FOLSOM, 280 5th av.

New Jersey-Sale of Rent.

PLOT LOTS, Rutherford, New Jersey, will be sold low figure to close estate; want offer.

J. EDGAR LEAYCRAFT, 1517 Broadway. Miscellaneous-Sale or Rent.

Cyun Field Judson 31 Nassau St. and 503 Fifth Ave.

All the desirable residences along the Sound and Hudson River; also Norfolk and Litchfield, Conn. Cottages for sale and rent. Telephone 1071 Corb-landt.

Bent Estate at Auction.

JAMES L. WELLS, Auctioneer, at 111 Broadway, N. Y. Real Estate Sales TUESDAY, MAY 2, NOON, ABSOLUTE SALE

58 CHOICE LOTS,

desirably situated as follows: SOUTHERN BOULEVARD, n. s., 125 ft. e. of Brook 132D STREET, n. s., 54 ft. w. of Willow av., 9 134TH STREET, s. s., 125 ft. c. of Brook av., 2 34TH STREET, D. s., 228 ft. c. of Bouthern oulevard, 12 lots. 135TH STREET, s. s., 148 ft. e. of Southern Boule-130TH STREET, s. s., 100 ft. c. of Brook av., 10 lots.
All in centre of the great manufacturing, commercial and building district in southerly part of BOROUGH OF THE REDNY, near Lestions, and on BOROUGH OF THE REDNY, near Lestions, and on BOROUGH of The RESTREAM CONNECTING Therewith. ines of electric railroads connecting therewith FERMS LIBERAL. TITLE GUARANTEED free of cost to each purchaser, SEND FOR MAPS and full particulars, Port Morris Land and Improvement C., 141 Broadway, JAMES L. WELLS, Auctioneer, 141 Broadway,

JAMES L. WELLS, Auctioneer, will sell at auction, at 111 Frondway, N. Y. Real Estate Salesroom, T. E. DAY, APRIL 25, noon, by order of trustees,

ESTATE PROF. CHARLES DAVIES, DE-CEASED, Old Colonial Residence, 7 Acres, Finely situated on South and Newburgh ave.,

FISHKILL-ON-HUDSON. known as the Mansoeld Davies Place: residence, 16 rooms, both, Ac.; gardener's coltage; stable; grape and greechouses, magnine at old trees, surrounded by beautiful places; fine views of Hudson River, Newburgh Hav and Fisskill Mountains, convenient to railroad station and river.

60 FERVENT, MAY REMAIN ON MORTGAGE.
Maps and particulars with the Auctioner, 141 Broadway: SAMUEL FROTHINGHAM, Real Estate, 51 Liberty at, and Davies, STONE & AUERBACH, Attorneys, 32 Nassau at, New York. Rent Estate.

CHAS.S.KOHLER&BRO. REAL ESTATE. 900 COLUMBUS AV., near 104th St.,

Telephone 1088 Riverside, New York. ESTABLISHED 1887.

Bent Estate at Auction. JAMES L. WELLS, Auctioneer.

EXECUTORS' AND TRUSTEES' SALE. By order of the Executors and Trustees of the ESTATE OF JOSEPHINE L. PEYTON, Dec'd at 111 Broadway, N. Y. Real Estate Salesroom, THURSDAY, MAY 4TH, NOON,

132 PARCELS BRONX BOROUGH PROPERTIES.

THIRD AVENUE.

THIRD AVENUE.

Nos. 3051 and 3058, w. s., 50 ft. n. 156th st., plot 40x112, frame buildings, adjoins L station.

N. W. cor. 167th st., one lot.
No. 8079, w. s., 25 ft. n. 157th st., 8-story frame store, dwelling and lot.

W. st., 24 ft. s. 158th st., one lot.
E. s., between 158th st., one lot.
718 E. 159TH ST.. NEAR 3D AV.
8. s., 100 ft. west, plot about 65x98, frame dwelling.

ing.

1784 BATHGATE AV.,

E. 8, 50 s. 174th st., frame dwelling 2 lots,

WESTCHENTER AV. AND 1867H ST.

Rorthwest side, 25 very choice lots.

OPPOSITE MELROSE STATION.

Entire block, Park and Teller avs., 162d and 163d sts., 9 lots.

sts., plots.

E. s., 50 s. Anna place, 3 lots.
E. s., about 26 s. St. Paul's place, one let.
E. s., 125 s. 17 let st., 4 lots.
HR400K AVENUE.
N. w. cor. 170th st., 1 lot.
W. s., 50 n. 170th st., 2 lots.
GERARID AVENUE.
W. s., 50 m. 170th st., 6 lots.
JEROME AVENUE.
E. s., entire block front, 176th st. to Mount Hope place, 10 lots.

E. s., entire block front, 176th st. to Mount Hope place, 10 lots.

E. s., entire block front, 176th at. to Mount Hope place, 10 lots.
E. s., about 61 n. Mount Hope place, 8 lots.
E. s., 172 n. Cameron place, 8 lots.
E. s., 172 n. Cameron place, 8 lots.
E. s., 197 n. 185d st., to lot.
E. s., 197 n. 185d st., to lots.
N. w. cor. Evelyn place, 7 lots.
W. ALTON AVENUE.
W. s., 172 n. Cameron place, 8 lots.
W. s., 172 n. Cameron place, 8 lots.
W. s., 172 n. 182d st., one lot.
W. s., 172 n. 182d st., one lot.
S. w. cor. Walton av., 4 lots.
S. w. cor. Walton av., 4 lots.
N. s., 95 w. Morris av., 4 lots.
FORDHAM ROAD, WEST, JEROME AV.
S. e. cor. Grand av., 7 lots.
TREMONT AVENUE.
MARMION AVENUE.
M. s., about 52 w. Marmion av., 6 lots.
MARMION AVENUE.
W. s., about 171 n. Tremont av., 5 lots.
TERMIN LIBERAL. SALE ARSOLUTE.

W. s., about 171 n. Tremont av. 5 lots.
TERMS LIBERAL. SALE ABSOLUTE.
For book-maps, terms of sale, &c., apply to Spivester Pope, William L. Condit. Edward P. Bobell, executors and trustees, 66 Pine st., or Abram I. Elkus,
attorney for executors and trustees, 56 Pine st., or
to James L. Wells, suctioneer, 141 Broadway, N. Y. JAMES L. WELLS, AUCTIONEEB. Bupreme Court Partition Sale at 111 Broadway, N. Y., Real Estate Salesroom, TUE-DAY, APRIL 18TH, NOON, CONVENIENTLY LOCATED DWELLING,

38 STUYVESANT ST., South side, 128 ft. 11 in. west of 10th st.,
Borough of Manhattan,
SM-story brick dwelling, lot 24.6x about 60, near
9th st. and 8d Av. Lestsion. Maps with
THOMAS D. HUSTED, Referee, No. 141 B'dway.
John C. Gulick, Plaintiff a Attorney, 132 Nassau
st., and the auctioneer, 141 Broadway.

WILLIAM M. RYAN, Auctioneer, will sell at auction at Real Estate Salesroom, 111 Broadway, N. Y., at 12 o'clock noon, Wednesday, May 10, 1899, SUPREME COURT PARTITION SALE.

SAMUEL J. TILDEN, Dec'd, THOMAS F. DONNELLY, ESQ., REFEREN, 14 Gramercy Park, situated on 19th and 20th sts., between 4th av. and
Irring place—facing Gramercy Park and
including Gramercy Park rights,
THE BEAUTIFUL RESIDENCE AND GROUNDS OF
THE LATE

Hon. Samuel J. Tilden. 14 Gramercy Park, situated on the s. of 20th st., commencing 105.8 w. of Irving pl. The land has a frontage on 20th st., of 50.8 %, a depth of 184 ft., running through to 19th st., and a frontage of 50.3 % ft. on 19th st., and a frontage of 50.3 % ft. on 19th st. of 50 st. on the st. of 50 st. on 19th st. of 50 st. on 19th st. front is laid out as a garden.

CARTER & LEDYARD, Esq., Pl'ff's Att'ys, 54 Wall st.
Maps, &c., at Auctioneer's office, 111 Broadway, N. E.

WILLIAM M. RYAN, Auctioneer, will sell at auction at Beal Estate Salesroom, WEDNESDAY, APRIL 19, 1899,

S VALUABLE PARCELS OF IMPROVED PROPERTY IN NEW YORK CITY. APARTMEN | HOUSES AND DWELLINGS. story high stoop, basement and cellar brownet welling; size, 15150198.11. 46 MANHATTAN ST., 8-story triple flat house with 2 stores; size of lot, 28 181.

148 WEST 126TH ST...
4-story and basement brownstone single flat; size of lot, 20x99.11. 547 BROOK AV., 4-story apartment house, 2 stores; size of let, 24x98x average depth of 115.

4-story single flat house with store; size of lot, 20: 76.

538 WEST 133D ST..
4-story single flat house; size of lot, 17.6x99.11.

514 WEST 125TH ST.,
8-story and basement triple flat; lot, 25x100.11.

1546 PARK AV.,
5-stery double flat; size, 25x70x78.9. RURZMAN & FRANKENHEIMER, Attys., 20 and 22 Broad st., N. Y.

Book maps at Auctioneer's office, 111iB'way, M. Y. WILLIAM M. RYAN, Auctioneer,

will sell at auction at the Real Estate Salesroom,
will sell at auction at the Real Estate Salesroom,
FRIDAY, APKIL 28. 1899.
SUPPEME COURT FORECLOSURE SALE,
AQUEDUCT AV., MACOME'S IRAM ROAD,
UNIVERISITY HERIOHTS,
Between KINGSHRIDGE ROAD and FORDHAM ROAD,
TWO VALUABLE PLOTS OF LAND,
Plot No. 1, on Aqueduct av., 535.6 ft, east of 190th
st., size 27m about 226.
Plot No. 2, on Aqueduct av., 150 ft. sast of 190th
st.; size 886.5 at about 226.
FRANCIS C. CANTINE, Esq., Ref.
TOWNSEND WANDELL, Esq., Plot. Atty., 51 Chambers st.
Maps, &c., at Auctioneer's office, 111 B'way, N. Y. C.

WILLIAM M. RYAN, Auctioneer, will sell at auction at Real Estate Salesroon 111 Broadway, N. Y., at 12 o'clock noon, TUESDAY, APRIL 25, 1899, PARTITION SALE-BY ORDER OF OWNERS, MAGNIFICENT INVESTMENT PROPERTY, MAGNIFICANT INVESTMENT PROPERTY,
S. W. CORNER WEST END AV. & 79TH ST.,
being substantial modern 7-story and basement brick
and stone apartment house; electric elevator, tiled
halls. hardwood trim, exposed plumbing. This
building is most substantially built and excellently
arranged. Size of plot 48.3 42100.

TRIMS LIBERAL.
Maps at Auctioneer's office, 111 Broadway, N. T.

WILLIAM M. RYAN, Auctioneer, will sell at auction at Real Estate Salesroom, 11 Broadway, N. Y., at 12 o'clock noon, THURSDAY, APRIL 20, 1899.

THURSDAY, APIGIL 20, 1839,
DESIRABLE PRIVATE DWELLING,
224 EAST 128TH ST.,
BETWEEN 2D AND 3D AVENUES,
8-story and basement brick private dwelling. Size
of lot, 18.02504.11,
TERMS : IBERAL.
Maps, &c., at Auctiones r'a office, 111 Broadway, N. T. BICHARD V. HARNETT & CO., Auctioneers, WILL SELL AT AUCTION

WEDNESDAY, APRIL 19, at 12 o'clock norm, at the New York Real Fatate Salegroom, 111 Broadway, VERY CHOICE SAFH WARD INVESTMENT JEROME AVENUE, cast side, 211 59-100 ft, south of Van Corthand avenue. Size 25100, VILLA AVENUE, west side, 71 51-100 ft, south of Van Cortlanti avenue. Six distory and cellar frame fasts and lote, 16.9x100 each.

THURSDAY, APRIL 20. EXECUTOR'S SALE, Estate of John S. Rockwell, deceased,
140 LEXINGTON AV., S. W. (OR. 20TH ST.,
4-atory buick building, covering iot 24.84250.
E. J. DBAEE, Jr., bs., Attorney, 72 Madison v. Mane at Auctioneca's, 71 and 78 Liberty at.

Rent Estate. CHAS.S.KOHLER&BRO.

REAL ESTATE. DOS COLUMBUS AV., near 104th St., Telephone 1088 Biverside, ESTABLISHED 1887.

Beal Estate at Auction.



THURSDAY, APRIL 20 AT 12 O'CLOCK NOON, IN THE BROOKLYN REAL ESTATE EXCHANGE.

189 AND 191 MONTAGUE ST., BROOKLYN, THE 191 CITY LOTS AND SIX FRAME HOUSES.

IRA O. MILLER TRACT, 41st to 45th St., 7th & 8th Avs., Stop! Read!!

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Sidiliuli dilu ratuo.

Yinest apartments on Manhattan Island for the money; close to Park; private house block; 8 large rooms and bath; superb decorations; all latest improvements, gas or electric lights; private telephone. 8TH WARD, 75% ON MORTGAGE AT 4½%

IF DESIRED, ON ALL PURCHASES, LARGE OR SMALL. THE PROPERTY IS FINELY SITUATED ON HIGH GROUND 117 TO 160 FEET ABOVE SEA LEVEL. STREETS OFFICIALLY OPENED AND GRADED Splendid street car facilities. Titles insured. Additional information from MESSRS, ROBERT WHITEMAN, ATT'YN, 132 Nassau St., N.Y.; RAO, MILLER, ESQ., ATT'Y, 108 Fulton St., N.Y., or FERE JOHNSON, JR., CO., 169 Broadway, N.Y., and 189 Montague St., Brooklyn.

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OWNERS, ATTENTION. 50 Buyers waiting. Call or send particulars of Wester property. Immediate sale for bargains. Real sate bought, sold and rented. Rents collected CHAS. S KOHLER & BRO., Telephone, 1088 Biverside.

Furnished. AN ELEGANTLY FURNISHED HOUSE, West 78d st.; rent \$3,000; possession at any time. THOMAS & ECKERSON, 35 West 30th St.

Durelling Bouses to Tet.

Unfurnished. FOR LEASE. **18 AND 20 WEST 25TH ST**

\$0x98.9. Near Hoffman House. Suitable for Business or Club. S. F. JAYNE & CO., 264 WEST 23D ST. AND 65 LIBERTY ST.

Telephone 482-18th St. \$750. 130 EAST 122d ST. Apply on premises, or to S. F. JAYNE & CO., Telephone, 482-18th. 254 West 28d st.

20 EAST 33D ST

Four-story, high-stoop stone dwelling; desirable business locality. S. F. JAYNE & CO., Telephone, 432-18th. 254 West 23d st. \$35 PER MONTH for three-story dwelling, 584 j. EDGAR LEAYCRAFT, 1517 Broadway. A. HOUSES, unfurnished and furnished, in de-airable locations; rent \$1,000 to \$6,000. FOLSOM BROTHERS, 835 Broadway. 19TH ST., 104 EAST.—Four stories, \$2,000.
ASHFORTH N CO.,
1500 Broadway.

3.4 TH ST., corner Lexington av. — Four-story house just the place for doctor or dentist; long lease.
ASHFORTH & CO., 1509 Broadway. 45TH ST., NEAR BROADWAY.—Four-story 22-fool house, with two-story extension, \$1,800.
ABHFORTH & CO., 1509 Broadway. 46TH ST., STH AND STH AVS. -3-story houses; fine order; \$900 and \$1,000, ASHFORTH & CO., 1509 Broadway.

3.500 per year, three-story house, East 86th st. J. EDGAR LEAYCHAFT, 1517 Broadway. To Let for Business Purposes.

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BUILDINGS.
Southwest cor. Grand and Eldridge sta., 8 sty., 8 tors.
STORES.
Northwest corner 3d av. and 80th st., 8 tors.
Corner Worth and Mutt sts. and Chatham sq., 8 tors.
208 Bowery. Store and Cellar or whole House.
210 Grand st., 8 tore.
210 Grand st., 8 tore and Rooms.
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112 Fast 110th st., 8 tore and Rooms.
128 Centre st., one Loft: power and heat.
17 Ann st., near Breadway, four Lofts; low rent.
80 dowery. 2 Lofts, 251109.
Corner Worth and Mott sts., first Loft, light.
LOTS.
Northeast corner 1st av. and 107th st., 1001118, 138th st., hear Lenox av., 501100.
Northeast corner 3d av. and 103d st., 501150.
685 East 157th st., 501100.
CYRILLE CARREAU, Agent, Grand st., near Bowery.
FOR RENT. FOR RENT. OFFICES AND FLOORS

Apply to Janitor on premises or to S. F. JAYNE & CO., 254 WEST 23D ST. 55 LIBERTY ST. T. lephone, 482-18th St. 1st & 2d Lofts 29 BEEKMAN ST. TO LET.

111 Water St., near Wall St.

BEST STORE IN STOVE DISTRICT. 110-116 Beekman et. to let. RULAND & WHITING, 5 Beekman et. A.-A.-LOFTS, 25x90 AND 50x90; handsome new building; unusually light. Apply on premises, 120-131 WEST 31ST ST. A BROADWAY CORNER STORE and leasement to be leased.
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A. -230 5TH AV. Fine parlor floor store, 25 till, WM. HENRY FOLSOM, 130 5th av. 3D AV. NEAR 12TH ST. Store and basement in J. EDGAR LEAVERAFT, 1517 Broadway.

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One-half Floor, One-quarter Floor, TO Let,
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A PARTMENTS in the "Improved Dwellings," 382
A East 72d st.; 2, 8 and 4 rooms, all light; bath, laundry; hot and cold water; rent \$6 to \$10.50; halls heated.
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rent \$1,000. WM. HENRY FOLSOM, 280 5th av.

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Miscellaneous.

FIRST-CLASS APARTMENTS. 28-30 WEST 128TH ST., OF EIGHT ROOMS AND BATH EACH, WITH OPEN PLUMBING; NEWLY PAPERED AND DECORATED; STEAM HEAT AND HOT WATER SUPPLIED; PAS-

SERVICE; MODERN IN EVERY RESPECT.

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PLEASANT AV., 401.—Five rooms and bath; halls heated; \$18, \$20. LEXINGTON AV., 1684.—Seven rooms and bath; halls heated; \$25. LENOX AV., 448, near 132d st.—Five rooms and bath; steam heat; all improvements; \$18 to \$20. LENOX AV. NORTHWEST CORNER 117TH ST.— Elegant single Flat, nine rooms and bath; all light; steam heat, hot water and coal supplied; rent \$780. 7TH AV., 2166-68-72.—Eight rooms and bath; steam heat; hot water; single Flats; \$30, \$33. 279 WEST 114TH ST.-Six rooms and bath; halls heated; \$28. 447 FAST 121ST ST.—Eight rooms and bath; extra large; \$25, \$80. \$17-19 WEST 124TH ST.—Six rooms and bath; steam heat and hot water; \$24, \$28.

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159 West 125th St.

406 8 WEST 124TH ST.—Five and six rooms and bath; eteam heat and hot water; \$25, \$82.

and Amsterdam av. and 164th et. A .- A .- FLATS TO LET. A.—A. FIG. 10 LET.

\$10.50 to \$13.

8d av., 2150, near 117th st.; four rooms.

\$14 to \$20.

4 and 5 rooms; bath; delightful location. 60 Weet 102th st. and 73 to 77 West 102d st.

5 rooms and bath; every improvement. 24 Bradhurst av., near 143d st. See janitor to-day.

\$18 to \$20.

4 and 5 rooms and bath all improvements; new houses. See janitor, 118 West 116th st.

\$18 and \$21.

Lenorav., 325, near 122th st., 4 and 5 rooms; all improvements; spendid location. See janitor.

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8 large, light rooms and bath: an exceptionally desirable house. See janitor, 45 East 117th st.

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Handsome, new 6 rooms and bath apartments, every improvement, adjoining the Bonievard; delightful location. See janitor, 251 West 100th st.

New flats, 6 rooms and bath: steam heat, hot water, open plumbing, private halls; near Park and Riverside. See janitor, 136 West 100th st.

\$28.

Elegant apartments, 6 rooms and bath; all light; every improvement, See janitor, 247 West 107th st.

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105th st., 71 West.—First and second single flat; 7 rooms and bath; steam heat, hot water; every room light.

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New single apartments, 8 rooms and bath, all improvements, high class; hall boy. Apply on premises, 843 West End av., hear 101st st., or agents.

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Eight rooms; steam heat 68 WEST 10TH ST. Six rooms; steam heat, 51 COLUMBUS AV. Four rooms and bath Rents \$15 to \$18 For further particulars as to these and others ap-G. NICHOLAS.

1483 Broadway, near 42d st., or on premises.

Rent \$45

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Represent 90% of the most desirable RANK property on the Upper West Side. Office, ISHER 446 Columbus Ave. Near 81at St.

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A BARGAIN.-\$5,000 cash will bur 4-story brick stable and dwelling, almost now, suitable for truckman, nulkman, Ac., or would suit blacksmith, wheelwright, Ac. 534 West 29th st. BARGAIN direct from builder; d-story spartment b house; 6 and 7 large light recems; all latest in-provements; olevator, electric light; close to La-tion and trolley, parks; mortgage 41s per cent.; cnt \$21,000; price \$175,000. C. G. A. BROSIEN, 144 St. Nicholas av., cor. 117th st.

Nicholas av., cor. 117th st.

B'Ill DERS OR INVESTORS.—Foreals, plot of five
B lots, 75 feet on 118th st. and 50 foot on 11'th
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5TH AV., 258, near 28th st.—Full size, extra dern four-story, basement and cellsr, high storp bush ness building for sale or to lease for 21 years MACLAY & DAVIES, 44 Pine st. 84 TH ST., 9 EAST, near 5th av.—Magnificent, ex-tra deep, four-storr, basement and cellar, high stoop, private dwelling, covering lot 25x102.2, to lease for a term of years.

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"I, "station; can be arranged for two families
\$5,500-\$87,500, cash \$1,000-Two-story and cellar,
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brick and frame, all improvements for each family;
lots 18,25x125,187.
\$6,000, cash \$1,000-Fine new three-family Houses,
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\$8,000-\$0,000-Fine three-taining involves, to lots.
\$16,000-\$18,000, cash \$5,000-Fine new four-story brick Flats, all rented.
\$35,000, mortgage \$25,000-Five-story new Corner Flat; rent \$8,700; three stores; three families each floor; fine location.
Stop taking 3% per cent. in savings banks, as we can guarantee you 8 to 15 per cent. in good, sound Bronz Borough investments, which are constantly increasing in value.

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3D AVENUE AND 161ST STREET. 3D AVENUE AND 161ST STREET. MONEY TO LOAN ON BOND AND MORT-GAGE. GREAT BARGAINS.—One, two and three family houses, near elevated and trolleys, \$3,500 to

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HIGH ELEVATION, SUITABLE FOR BUILDING LOTS: ON LINE OF TWO TROLLEY ROADS. Reasonable Price and Suitable Terms. ADDRESS G. E. P., BOX 140 SUN UPTOWN OF

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Three-story and basement brownstone house, ton rooms, store and bathroom: convenient to elevated and trolley cars, and the best schools and churches, first mortiage \$5,000; purchaser can leave \$2,500 on second moitgage at 5 per cent. Address PUTNAM, box 146 Sun office.

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SUBSTANTIAL, ARTISTIC brick and stone; every improvement and imperiodelightful, restricted neighborhood; near Prespect Park; 30 minutes sfrom Park row by Flatbush accar; \$7,000 to \$11,000; send for circular. HYNEY N. SHERRHILL, manager estate of John Lefferts, 13 Willoughby st., near Fulton.

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